Total Card / Total Parcel

	Total Card	Total Parcel
APPRAISED:	895,800 /	895,800
USE VALUE:	895,800 /	895,800
ASSESSED:	895,800 /	895,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10	-12	MAYNARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIMMONS ROBERT F/ETAL
Owner 2:	MARTIN MARILYN A
Owner 3:	
Street 1:	35 GLENBURN ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:	Own Occ: N
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1:	SIMMONS ROBERT F/ETAL -
Owner 2:	MARTIN MARILYN A -
Street 1:	12 MAYNARD STREET
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2324 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	459,800	4,000	432,000	895,800
Total Card	0.092	459,800	4,000	432,000	895,800
Total Parcel	0.092	459,800	4,000	432,000	895,800

Source: Market Adj Cost   Total Value per SQ unit /Card: 385.46   /Parcel: 385.4

PREVIOUS ASSESSMENT

Parcel ID: 048.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	460,000	4000	4,000.	432,000	896,000	896,000	Year End Roll	12/18/2019
2019	104	FV	356,500	4000	4,000.	459,000	819,500	819,500	Year End Roll	1/3/2019
2018	104	FV	356,500	4000	4,000.	334,800	695,300	695,300	Year End Roll	12/20/2017
2017	104	FV	334,200	4000	4,000.	291,600	629,800	629,800	Year End Roll	1/3/2017
2016	104	FV	334,200	4000	4,000.	248,400	586,600	586,600	Year End	1/4/2016
2015	104	FV	297,500	4000	4,000.	243,000	544,500	544,500	Year End Roll	12/11/2014
2014	104	FV	297,500	4000	4,000.	199,800	501,300	501,300	Year End Roll	12/16/2013
2013	104	FV	309,700	4000	4,000.	190,100	503,800	503,800		12/13/2012

SALES INFORMATION

TAX DISTRICT   PAT ACCT.   4066

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAREY ROBERT D	1144-32		7/31/1995		188,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183   Total SF/SM: 4000   Parcel LUC: 104   Two Family   Prime NB Desc: ARLINGTON   Total: 432,000   Spl Credit   Total: 432,000

Legal Description

User Acct	34073
GIS Ref	
GIS Ref	

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date	11/10/18

!4066!

PRINT

Date	Time
12/10/20	19:09:11

LAST REV

Date	Time
04/25/19	14:55:35

apro

USER DEFINED

Prior Id # 1:	34073
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/14/2009	Measured	197	PATRIOT
3/3/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA   ___/___/__

Patriot Properties Inc.

EXTERIOR INFORMATION

Field	Value
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2	Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C - Average
Year Blt:	1923	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wall:		% Sprinkled:

BATH FEATURES

Field		Rating
Full Bath	2	Average
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:		
A HBth:		
OthrFix:		

OTHER FEATURES

Field		Rating
Kits:	2	Good
A Kits:		
Frpl:		
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	
Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	26.4	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	170.00
Size Adj.:	1.10180724
Const Adj.:	0.98000199
Adj $ / SQ:	183.561
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	624775
Depreciation:	164941
Depreciated Total:	459834

COMMENTS

NO GAR DOOR.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1						# Units:	2			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 4			Baths: 2			HB			

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Field	Value
Juris. Factor:	
Special Features:	0
Final Total:	459800
Before Depr:	183.56
Val/Su Net:	114.44
Val/Su SzAd	197.85

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,162	183.560	213,298
SFL	Second Floor	1,162	183.560	213,298
BMT	Basement	1,144	55.070	62,998
UAT	Upper Attic	258	73.420	18,944
OFP	Open Porch	204	24.100	4,916
EFP	Enclos Porch	44	71.150	3,131
WDK	Deck	44	15.680	690

Net Sketched Area:	4,018	Total:	517,275
Size Ad	2324	Gross Are	4792	FinArea	2324

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 048.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	FR	1923	21.93	T	50	104			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000